

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - March 19, 1969

Appeal No. 9978 Herbert J. Sternick, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and carried, with Arthur B. Hatton dissenting, the following Order was entered at the meeting of the Board on March 25, 1969.

EFFECTIVE DATE OF ORDER - July 24, 1969

ORDERED:

That the appeal for variance from the minimum lot area and width requirements of the R-4 District to permit subdivision of Lot 6, Square 991 into three lots on which to erect three dwellings with rental units at 340 - 11th Street, SE., be granted.

FINDINGS OF FACT:

1. The subject property is located in an R-4 District.
2. The property is improved with a single family dwelling. The lot contains 5,646 square feet and is in the shape of a dog-leg.
3. Appellant proposes to subdivide the subject property into 3 lots upon which will be constructed three (3) single family dwellings, each containing a rental unit.
4. The various proposes lots will contain 1,317.45 square feet, 2,032.93 square feet, and 2,296.22 square feet respectively. Each lot frontage will measure 17.33 feet in width, .67 feet short of the required 18 feet.
5. Appellant alleges that the unusual shape of the property creates a hardship.
6. No opposition to the granting of this appeal was registered at the public hearing.

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OPINION:

We are of the opinion that appellant has proved a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the requested relief will result in peculiar and exceptional practical difficulties and undue hardship upon the owner.

Further, we hold that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: 
CHARLES E. MORGAN
Secretary of the Board

THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.